\$749,900 - 522053 Rr40, Rural Vermilion River, County of

MLS® #A2243173

\$749,900

4 Bedroom, 3.00 Bathroom, 2,405 sqft Residential on 21.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Country living in a desirable farming area just west of Marwayne this private 21 acre property consists of a 2,400 sq ft home with a large 80 x 32 heated detached garage with concrete floor an extra 20 x 80 space, and a 12x 48 shelter off the back, a heated 72 x 30 barn the is perfect to some livestock. This property is totally fenced and cross fenced. This custom build home from 2009 is a storey and a half with 4 bedrooms and 3 bathroom features open concept, lots of light, and vaulted ceiling, the main floor features a stunning kitchen with stone counter tops large island, gas stove, built in oven, and lots of storage. The living room has vaulted ceilings with many windows to sit and enjoy the immaculate private mature yard. The master bedroom has a oversized 2 man jetted tub with double sinks and a walk in closet with laundry. Downstairs is heated floors with 2 more bedrooms and a 3 piece bathroom with a living room. There is heat on demand, A/C, a generator built in its own shed to power the whole house, drilled well, and lots of extras. This place is so nice, come and check it out.







Built in 2009

Essential Information

MLS® # A2243173

Price \$749,900

4

Bedrooms

Bathrooms 3.00

Full Baths 3

Square Footage 2,405

Acres 21.00

Year Built 2009

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 522053 Rr40

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T0B 2X0

Amenities

Parking 220 Volt Wiring, Heated Garage, Oversized, Quad or More Detached

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen

Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Stone

Counters, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer, Oven-Built-In

Heating In Floor, Forced Air, Hot Water, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Private Entrance, Private Yard

Lot Description Farm, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pasture,

Brush, Cleared, Seasonal Water, Yard Lights

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), See Remarks

Foundation ICF Block

Additional Information

Date Listed July 24th, 2025

Days on Market 102 Zoning AG

Listing Details

Listing Office eXp Realty (Lloyd)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.